

PLANNING AND ZONING COMMISSION
Monday, January 12, 2009 – MINUTES – Regular Session

Call to Order: Time In: 7:00 p.m.

The Planning and Zoning Commission of the Village of Canal Winchester met on the above date for a regular session and was called to order by Mr. Christensen.

Roll Call

Present: Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Ms. Solomon, Mr. Vasko and Mr. Wynkoop.

Dr. Konold made a motion to go into executive session to discuss officers for this year. Mr. Vasko seconded the motion. Time out 7:01 p.m.

Organization for 2009 (election of Officers)

Mr. Christensen called the meeting back to order. Time in 7:03 p.m.

Dr. Konold made a motion to elect Mr. Christensen as Chairman. Ms. Solomon seconded the motion. The motion passed unanimously.

Mr. Knowlton made a motion to elect Mr. Wynkoop as Vice-Chair. Mr. Vasko seconded the motion. The motion passed unanimously.

Dr. Konold made a motion to elect Mr. Graber as Secretary. Mr. Wynkoop seconded the motion. The motion passed unanimously.

Approval of Minutes

Dr. Konold made a motion to approve the minutes of the December 8, 2008 joint meeting with Council as presented. Mr. Vasko seconded the motion. The motion passed, 7 – 0.

Mr. Knowlton made a motion to approve the minutes of the December 8, 2008 regular Commission meeting as presented. Dr. Konold seconded the motion. The motion passed, 7 – 0.

Public Comment

There was none.

Pending Applications

Application #SDP-08-08 Property Owner Kevin Murphy of AK Athletic and Applicant Christopher John with Dublin Building Systems, for property located at 8015 Howe Industrial Parkway, are requesting a Site Development Plan approval for a 5,000 square foot manufacturing addition to the AK Athletic building. Allan Neimayer, Planning and Zoning Administrator, gave the staff report. Rich Ireland, Dublin Building Systems, was present to answer questions from the Commission.

Mr. Vasko asked if the additional driveway and parking would have a curb or curb and gutter around it? Mr. Ireland stated that some of the site has a full curb and some of it has no curb.

Mr. Graber stated that the Planning and Zoning Commission had previously granted a variance for parking, will they be in compliance now? Mr. Neimayer said yes that is correct.

Mr. Irean said there is a slight change from what was submitted. On the south side elevation the run of windows will be split into two sections of 4 windows each. Also windows will be added to the east elevation.

Mr. Vasko would like them to add windows to the west elevation. Mr. Irean said that would make the elevation unbalanced.

Mr. Wynkoop made a motion to approve application #SDP-08-08 with the following conditions:

1. Any comments received from Violet Township, Violet Township Fire Department or the CWICC are to be addressed to the satisfaction of the village.
2. The Applicant works with the Technical Review Group regarding applicable civil engineering plan review and approval.
3. Submit a landscaping plan of the southern part of the site for review and approval. Said landscaping plan shall follow the theme of the 2007 approved landscape plan.
4. Amending the windows of the south and east elevations as presented at this meeting.

Mr. Vasko seconded the motion. The motion passed unanimously.

Old Business – None.

New Business

1. Proposed amendments to Section 1185.07 and Section 351.14 of the codified ordinances regarding parking limitations in residential districts for semi-trailers, travel trailers or other trailer or motor home. The amendment is to prohibit the parking of trailers/campers/boats etc. in residential district for more than 72 hours.

Mr. Vasko asked if Section 1185.07(a) prohibits parking of two pickups or vans on a property. Do we need a definition of commercial vehicles? Mr. Neimayer stated that this would be a good item to bring up at a joint meeting with Council which should take place in March. Mayor Ebert suggested also adding a statement so that the vehicle is not impeding traffic. Dr. Konold asked about a truck driver who was on the road 4 days a week and home 3 days a week. So does that mean he can have his semi parked on the street for 72 hours every week?

Dr. Konold made a motion to schedule this item for the February 9, 2009 meeting for Public Hearing. Mr. Vasko seconded the motion. The motion passed unanimously.

2. Proposed amendments to Section 1151.01 and Chapter 1163 of the codified ordinances regarding multi-family residential districts.

Mr. Neimayer explained that after the joint meeting with council this is the first draft of changing AR-1 to MF-A and MF-C to break it into multi-family apartments and multi-family condos. Mr. Neimayer asked if the Commission wanted to increase the minimum square footage for condos/apartments. The Commission agreed that the minimum

square footage for a one bedroom should increase to 1,000 square feet with 225 square feet additional for each additional bedroom to stay the same.

Dr. Konold made a motion to schedule this item for the February 9, 2009 meeting for Public Hearing. Mr. Vasko seconded the motion. The motion passed unanimously.

Planning and Zoning Administrator's Report

Mr. Neimayer passed around an updated Commission Member list and asked the members to verify their information. There is a vacancy on the Preservation area committee. If you have any suggestions to fill this position please forward it to Mayor Ebert.

Mr. Neimayer informed the Commission about the status of the Thornton-Snider annexation.

Preservation guidelines were adopted; you have a copy in your packet.

Commercial Development Standards were also adopted by Council on January 5, 2009. The new standards go into effect on February 4, 2009.

The Winchester Circle development plan that was to go to Council on January 5, 2009 has been delayed until the January 20, 2009 meeting.

The joint meetings with Council for 2009 have been set up. They will be on March 30, 2009 and August 31, 2009 at 6:30 at Town Hall.

Mr. Neimayer handed out a copy of the Rockford decision from Council. Mr. Neimayer informed the Commission of a board training session being planned for the February meeting by Gene Hollins.

Adjournment

Mr. Vasko made a motion to adjourn this regular meeting of the Planning and Zoning Commission. Mr. Knowlton seconded the motion. The motion passed unanimously.

Time Out: 7:56 p.m.

Date _____

Bill Christensen, Chairman

Jeff Graber, Secretary